



B. Type of Loan				
1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> RHS 3. <input type="checkbox"/> Conv. Unins.		6. File Number:	7. Loan Number:	8. Mortgage Insurance Number:
4. <input type="checkbox"/> VA 5. <input type="checkbox"/> Conv. Ins.				
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.				
D. NAME AND ADDRESS OF BUYER(S): RGSS LLC By: Pardeep K. Bagri, Member RGSS LLC By: Kamal Preet K. Bagri, Member 4039 Columbia Avenue Columbia, PA 17512		E. NAME, ADDRESS & TIN OF SELLER(S): Stanford Wilson 4064 Columbia Avenue TIN: Columbia, PA 17512		F. NAME AND ADDRESS OF LENDER: N/A
G. PROPERTY LOCATION: 4064 Columbia Avenue Columbia, PA 17512		H. SETTLEMENT AGENT: Mark L. Blevins, Esquire Passport Title Services LLC		PLACE OF SETTLEMENT: Law Offices of Mark L. Blevins 701 Penn Grant Road Lancaster, PA 17602
		I. SETTLEMENT DATE: September 12, 2019 DISBURSEMENT DATE: September 12, 2019		

J. SUMMARY OF BUYER'S TRANSACTIONS		
100. GROSS AMOUNT DUE FROM BUYER		
101. Contract Sales Price		185,000.00
102. Personal Property		
103. Settlement Charges to Borrower (line 1400)		2,084.25
104.		
105.		
Adjustments for items paid by seller in advance		
106. City/Town taxes 9/12/2019 to 12/31/2019		159.83
107. County taxes 9/12/2019 to 12/31/2019		101.57
108. School Taxes 9/12/2019 to 6/30/2020		2,422.86
109.		
110.		
111.		
112.		
120. AMOUNT DUE FROM BUYER		189,768.51

200. AMOUNTS PAID BY OR IN BEHALF OF BUYER	
201. Deposit or earnest money	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
Adjustments for items unpaid by seller	
210. City/Town taxes	
211. County taxes	
212.	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	

300. CASH AT SETTLEMENT FROM/TO BUYER	
301. Gross amount due from buyer (line 120)	189,768.51
302. Less amounts paid by/for buyer (line 220)	
303. CASH FROM BUYER	189,768.51

K. SUMMARY OF SELLER'S TRANSACTIONS		
400. GROSS AMOUNT DUE TO SELLER		
401. Contract Sales Price		185,000.00
402. Personal Property		
403.		
404.		
405.		
Adjustments for items paid by seller in advance		
406. City /Town taxes 9/12/2019 to 12/31/2019		159.83
407. County taxes 9/12/2019 to 12/31/2019		101.57
408. School Taxes 9/12/2019 to 6/30/2020		2,422.86
409.		
410.		
411.		
412.		
420. AMOUNT DUE TO SELLER		187,684.26

500. REDUCTIONS IN AMOUNT DUE TO SELLER	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (ln 1400)	4,967.98
503. Existing loan(s) taken subject to	
504. Payoff first mortgage loan	149,910.33
505. Payoff second mortgage loan	
506.	
507.	
508.	
509.	
Adjustments for items unpaid by seller	
510. City/Town taxes	
511. County taxes	
512.	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL PAID TO/FROM SELLER	154,878.31

600. CASH AT SETTLEMENT TO/FROM SELLER	
601. Gross amount due to seller (line 420)	187,684.26
602. Less reduction in amt due seller (line 520)	154,878.31
603. CASH TO SELLER	32,805.95

The public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OBM control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

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L. SETTLEMENT CHARGES

700. TOTAL REAL ESTATE BROKER'S FEES		PAID FROM	PAID FROM
Division of commission (line 700) as follows:		BUYER'S	SELLER'S
701. \$	to	FUNDS AT	FUNDS AT
702. \$	to	SETTLEMENT	SETTLEMENT
703. Commission paid at settlement			
704.			
800. ITEMS PAYABLE IN CONNECTION WITH LOAN			
801. Our Origination Charge \$			
802. Your credit or charge (points) for the specific interest rate chosen \$			
803. Your adjusted origination charges			
804. Appraisal Fee to			
805. Credit Report to			
806. Tax Service to			
807. Flood Certification to			
808.			
809.			
810.			
811.			
812.			
813.			
814.			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE			
901. Daily interest charges from to @ \$			
902. Mortgage Insurance Premium for months to			
903. Homeowner's insurance years to			
904.			
905.			
1000. RESERVES DEPOSITED WITH LENDER			
1001. Initial deposit for your escrow account			
1002. Homeowner's Insurance	months @ \$ per month	\$	
1003. Mortgage Insurance	months @ \$ per month	\$	
1004. Property Taxes	months @ \$ per month	\$	
1005.	months @ \$ per month	\$	
1006.	months @ \$ per month	\$	
1007.	months @ \$ per month	\$	
1008.	months @ \$ per month	\$	
1009. Aggregate Adjustment		- \$	
1100. TITLE CHARGES			
1101. Title Services and Lender's Title Insurance \$			
1102. Settlement or Closing Fee		\$	
1103. Owner's Title Insurance			
1104. Lender's Title Insurance		\$	
1105. Lender's Title Policy Limit \$			
1106. Owner's Title Policy Limit \$ 185,000.00			
1107. Agent's Portion of the Total Title Insurance Premium		\$	
1108. Underwriter's Portion of the Total Title Insurance Premium		\$	
1109.		\$	
1110.		\$	
1111.		\$	
1112.		\$	
1113.		\$	
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES			
1201. Government Recording Charges		70.25	
1202. Deed \$ 70.25 ; Mortgage \$; Release \$			
1203. Transfer Taxes		1,850.00	1,850.00
1204. City/County Tax/Stamps: Deed \$; Mortgage \$			
1205. State Tax/Stamps: Deed \$ 3,700.00 ; Mortgage \$			
1206.		\$	
1207.		\$	
1300. ADDITIONAL SETTLEMENT CHARGES			
1301. Required Services You Can Shop For			
1302. 2019-2020 School Taxes to Hempfield School District		\$	3,038.98
1303. Tax Certifications to Passport Title Services		\$	65.00
1304. Deed Preparation to Mark L. Blevins, Esquire		\$ 150.00	
1305. Notary Fees to Mark L. Blevins, Esquire		\$ 14.00	14.00
1306.		\$	
1307.		\$	
1308.		\$	
1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section J and 502, Section K)		2,084.25	4,967.98

SEE ADDENDUM FOR CERTIFICATION AND SIGNATURES

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.
Company Name: RGSS LLC

Buyer: _____
RGSS LLC By: Pardeep K. Bagri, Member

Seller: _____
Stanford Wilson

Buyer: _____
RGSS LLC By: Kamal Preet K. Bagri, Member

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction.
I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent: _____
Mark L. Blevins, Esquire
Passport Title Services LLC

Date: September 12, 2019

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.